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Estate Agents

**156 Queensgate
Bridlington
YO16 6RW**

**Substantial detached bungalow
Two bedrooms
Gas CH and double glazing**

**Very private garden
Desirable location
Parking**

**Asking Price Of:
£199,950**



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156 Queensgate

Bridlington

YO16 6RW



LOCATION

The property is located on the north side of Bridlington on the Queensgate extension, therefore within easy reach of the north side beach, shops, schools and buses. This is a desirable part of Bridlington and this is a property not to be missed.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

ACCOMMODATION

This is a superbly presented and lovingly maintained two bedroomed, detached bungalow offering a good-sized layout, gardens to front and rear and private parking.

The bungalow briefly comprises entrance porch, entrance hall, kitchen with dining area, two bedrooms, bathroom, separate WC and conservatory/sun room. The property also benefits from gas central heating and double glazing.

ENTRANCE PORCH

4' 3" x 3' 7" (1.3m x 1.09m)

With timber glazed entrance door.

ENTRANCE HALL

With storage cupboards, radiator and loft access.

LOUNGE

19' 3" x 12' 4" (5.87m x 3.76m)

With bay window to front elevation, two windows to the side elevation, TV point, feature fire place with inset, hearth, wooden surround and gas fire.



KITCHEN

12' 3" x 12' 0" (3.73m x 3.66m)

With a good range of wall, base and drawer units, glazed unit with breakfast bar, worktop, sink unit, electric oven and gas hob, tiled splashback, space for washing machine and fridge. Large storage/pantry, vinyl flooring, windows to side and rear elevations, door to conservatory and opening into breakfast/dining area.





BREAKFAST/DINING AREA

7' 2" x 5' 7" (2.18m x 1.7m)

With window to side elevation and radiator.



CONSERVATORY/SUN ROOM

12' 8" x 5' 4" (3.86m x 1.63m)

Of timber and brick construction with vinyl flooring and timber door to garden.



BEDROOM 1

14' 9" x 10' 11" (4.5m x 3.33m)

With window to front elevation, radiator and a range of fitted wardrobes.



BEDROOM 2

13' 8" x 12' 5" (4.17m x 3.78m)

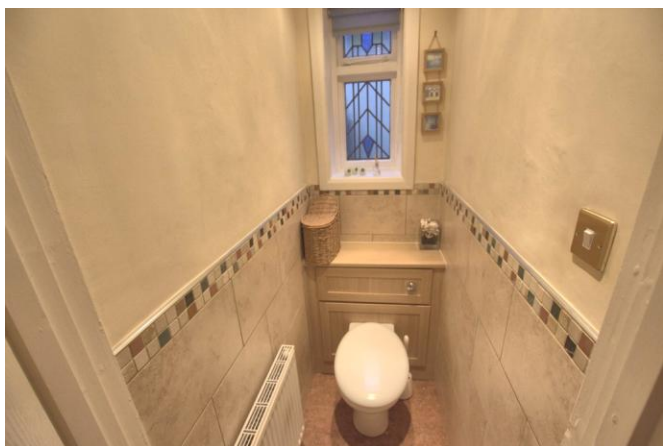
With windows to rear and side elevations and radiator.



CLOAKS WC

5' 0" x 2' 7" (1.52m x 0.79m)

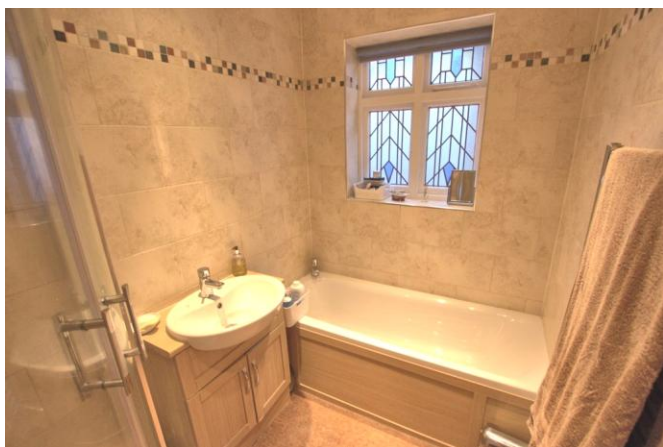
With vanity WC, half tiled walls, vinyl flooring, window to side elevation, ceiling spotlighting and radiator.



BATHROOM

7' 6" x 5' 4" (2.29m x 1.63m)

Incorporating panel bath, quadrant shower cubicle, vanity sink unit, window to side elevation, tiled walls, vinyl flooring, heated towel ladder and ceiling spotlighting.



OUTSIDE

The property has a low boundary wall to the frontage, gravelled beds and shrubs. A double gated access leads to a paved driveway with parking.

A gated access leads to a rear securely fenced, split level garden which is partially block paved with trellis, picket fencing, colourful shrubs, trees, bushes, gravel, crazy paving and outside tap.

There is a useful store, of brick construction which measures 10'1" x 8'5" with windows to front and rear elevations, timber entrance door and power and light connected. This is a super space for anybody wanting a shed or workshop facility.



TENURE

Freehold.

SERVICES

All mains services connected.

NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. Floor plans are for illustrative purposes only.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

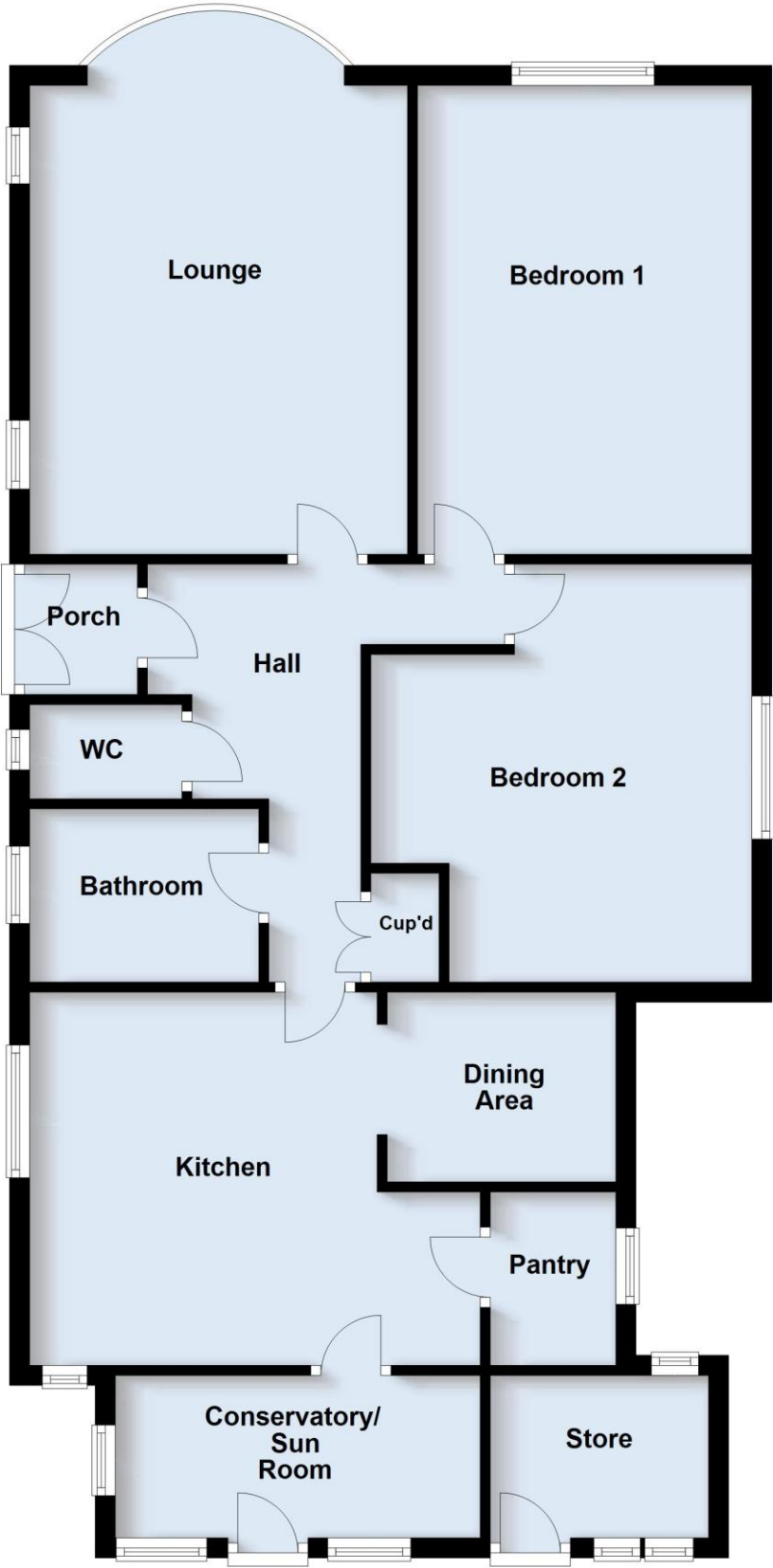
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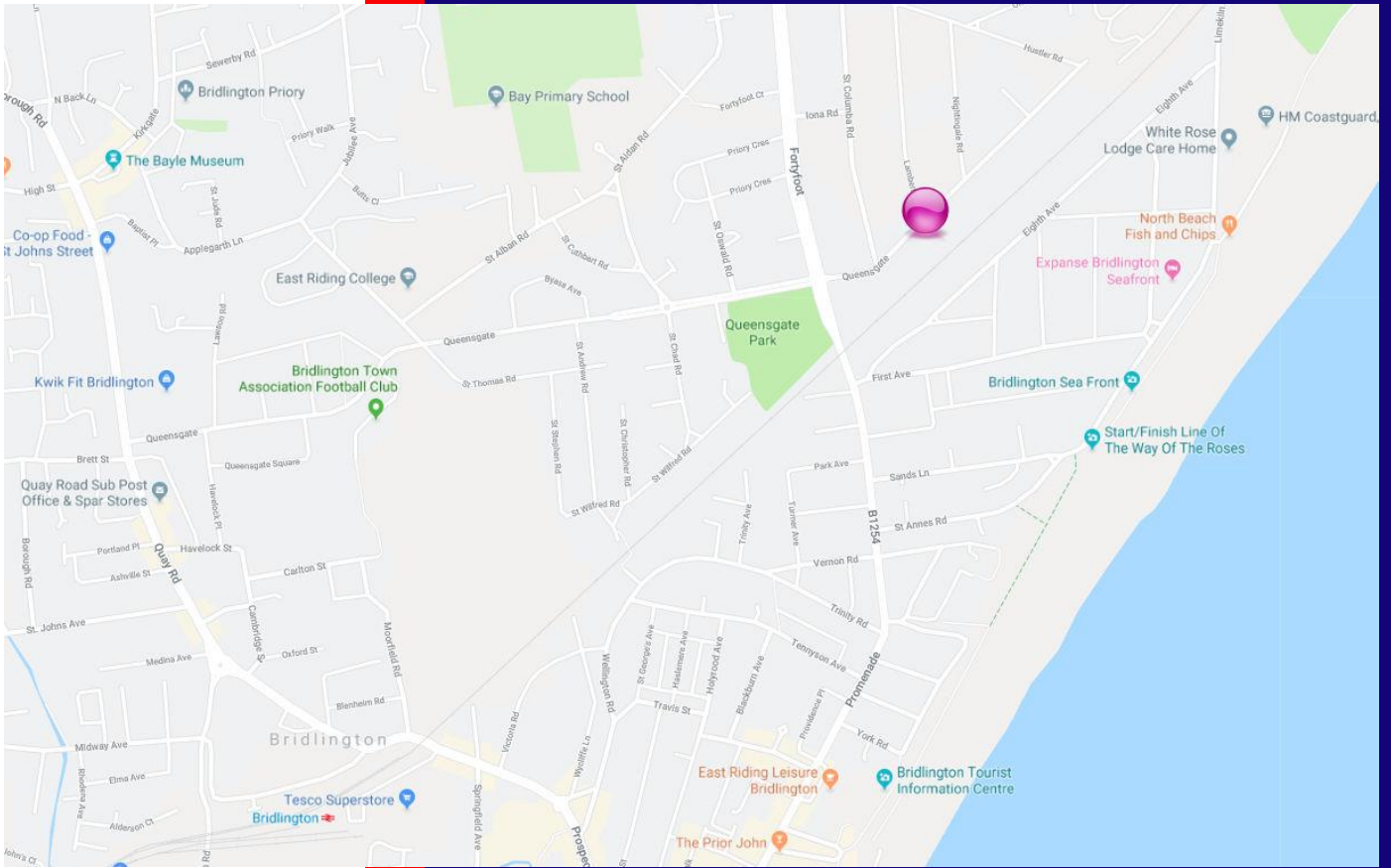
VIEWING

Strictly by appointment (01262) 401401 or brid@ullyotts.co.uk

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Ground Floor





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